

WARRANTY DEED
Maine Statutory Short Form

TRANSFER
TAX
PAID

011454

KNOW ALL PERSONS BY THESE PRESENTS, that Robert C. Gnau & Nancy I. Gnau, as joint tenants and not tenants in common, of 22 Eaton Drive, Waterville, Maine 04901, in the County of Kennebec and State of Maine,

GRANTOR(S)
in the consideration of TEN OR MORE DOLLARS paid to our full satisfaction by JOSEPH PELLETIER AND HAROLD RAMSDEN
of Waterville in the County of Kennebec and State of Maine,

GRANTEE(S)
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee(s), JOSEPH PELLETIER AND HAROLD RAMSDEN

and his/her/their heirs and assigns forever, a certain piece or land in the City of Waterville, in the County of Kennebec and State of Maine, described as follows, viz: Being Lot #35, as shown on a Plan of Cherry Hill dated August 29, 1950 and made by Harry E. Green for H.D. Eaton, Proprietor, and recorded at the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35. Lot #35 is more particularly described in a Plan entitled "Lots on Cherry Hill" dated August 29, 1966 and made by R. G. Knowlton, C.E., for SILVER LAKE REALTY COMPANY, which Plan is to be recorded concurrently with this deed.

Subject to the restrictions and covenants numbered 1 through 4, more specifically outlined in a deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton, to the SILVER LAKE REALTY COMPANY, INC. dated June, 1966 and recorded at the Kennebec County Registry of Deeds in Book 1420, Page 826. Note that the fourth restriction referred to above has been amended to read that "no building or any part of a building shall be erected or allowed to stand upon said lot within fifty feet of the street bounding the lot", by virtue of the Affidavits of Arthur T. Eaton, which Affidavits are dated January 9, and February 20, 1968, respectively, and which are recorded at the Kennebec County Registry of Deeds in Book 1459, Page 729 and Book 1462, Page 868.

Also subject to an easement given by Anna Marie Hunter to Scott Paper Company et al for sewer rights, dated July 6, 1970 and recorded at the Kennebec County Registry of Deeds in Book 1525, Page 81 to which reference is made for a more particular description.

BEING and intended to be the same premises conveyed to the party of the first part by deed recorded in the Kennebec County Registry of Deeds on December 20, 1988 as Book 3478 Page 292.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee(s), to his/her/their own use and behoof forever; and we the said Grantor(s), Robert C. Gnau & Nancy I. Gnau, as joint tenants and not tenants in common, for myself/ourselves and my/our heirs, executors and administrators, do covenant with the said Grantee(s), his/her/their heirs and assigns, that until the ensembling of these presents we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid and we hereby engage to WARRANT and DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 9th day of October, 1991.

IN THE PRESENCE OF:

Susan M. Kent
Witness
Linda H. Kelly
Witness

Robert C. Gnau
Robert C. Gnau
Nancy I. Gnau
Nancy I. Gnau

STATE OF Ala.
COUNTY OF Mobile ss.

At Town/City of Mobile in Mobile County and said
Ala. (State), this 9th day of October, 1991 personally
appeared Robert C. Gnau & Nancy I. Gnau, as joint tenants and not tenants in
common, and he/she/they acknowledged this instrument by them sealed and
subscribed to be his/her/their free act and deed.

Before me, Jay L. Matlin
Notary Public

My Commission Expires November 28, 1992



RECEIVED KENNEBEC SS.

1992 MAY 12 AM 9:00

ATTEST: Theresa R. Brown
REGISTER OF DEEDS